

REVISED

**DEVELOPMENT REVIEW COMMISSION
SEPTEMBER 23, 2008**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
6:00 PM (5:30 Study Session)

1. CONSIDERATION OF MEETING MINUTES: POSTPONED
2. Request for **DUTCH BROTHERS COFFEE (PL070279)** (Don Kermin, Hanley Properties, owner /Antonio Gavarrete, **FM Group, applicant**) for a Development Plan Review for a new 380 s.f. coffee shop with a 200 s.f. patio and a drive-through located within an existing retail center located at 3225 S. Mill Avenue, in the PCC-1, Planned Commercial Center Neighborhood District. This request includes the following:

DPR08188 –Development Plan Review for a site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_DutchBrothers_092308.pdf](#)

APPROVED WITH MODIFICATION TO CONDITION NO. 5

3. Request for **OKLAND CONSTRUCTION OFFICES (PL080105)** (William Okland, representing the Okland Family, property owner; Phillip Weddle, Weddle Gilmore Architects, applicant) consisting of a new two-story 23,690 s.f. office building, site and landscape improvements and the remodel of an existing 9,040 s.f. office/warehouse building, The site is +/- 3.46 net acres and is located at 1700 N. McClintock Drive in the GID, General Industrial District and the RSOD, Rio Salado Overlay District. The request includes the following:

DPR08120 – Development Plan Review including site plan, building elevations and landscape plan.

ZUP08135 – Use Permit Standard for the two story office building to allow a ten (10) percent height increase from 35'-0" to 38'-6" in the GID District.

ZUP08136 – Use Permit Standard for the two story office building to allow a twenty (20) percent street side yard setback reduction from 25'-0" to 20'-0" in the GID District.

STAFF REPORT: [DRCr_Okland_Offices_092308.pdf](#)

APPROVED ON CONSENT WITH MODIFICATION TO CONDITION NO. 5

4. Request for **ELEMENT HOTEL (PL080167)** (Bill Swank, 915 Apache LLC, property owner; Manjula Vaz, Gammage & Burnham PLC, applicant) consisting of a new 152-room hotel with ground floor commercial located on Apache Boulevard within approximately 113,800 square feet of building area, six stories in height on 2.1 acres, located at 919 East Apache Boulevard in the CSS, Commercial Shopping and Services District and R-4, Multi-Family Residential General District. The request includes the following:

ZON08007 – (Ordinance No. 2008.48) Zoning Map Amendment to be added into the (TOD) Transportation Overlay District, with existing CSS and R-4 Zoning Districts.

PAD08013 – Planned Area Development Overlay for to modify the development standards to allow a maximum building height increase from 35 feet to 85 feet and reduce the minimum required parking from 188 to 141 spaces.

ZUP08125 – Use Permit to allow a 152 room Hotel within the CCS District.

ZUP08138 – Use Permit to allow commercial parking within the R-4 District.

DPR08169 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_ElementHotel_092308.pdf](#)

RECOMMENDED APPROVAL OF ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT OVERLAY AND APPROVED THE USE PERMITS AND DEVELOPMENT PLAN REVIEW WITH MODIFICATION TO CONDITION NOS. 12 AND 16

5. ANNOUNCEMENTS

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. **Cases may not be heard in the order listed.** The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

09/24/2008 10:48 AM